

**TRANSFER
TAX
PAID**

WARRANTY DEED

LENNARD W. WARNER, III and KAREN D. CALCOTT of 14A Durham Circle, Belfast, Maine 04915, for consideration paid, GRANT to NANCY L. PERKINS of 1094 Lakeview Drive, So. China, Maine 04358, with Warranty Covenants, a certain lot or parcel of land, with any buildings thereon, situated in Waterville, County of Kennebec and State of Maine, as more particularly bounded and described as follows, to wit:

Unit 4 (known as #233) in the Condominium known as Ridgewood Heights Condominium, situated in the City of Waterville, County of Kennebec and State of Maine, together with the Allocated Interests appurtenant to each such Unit, all as more fully set forth in the Declaration of Condominium of Ridgewood Heights Condominium, dated December 29, 1989, and recorded in the Kennebec County Registry of Deeds in Book 3676, Page 3, as amended from time to time (the "Declaration"), and in the Plats and Plans of the Condominium recorded in said Registry of Deeds at Plan Book E-90003 through E-90010, as amended from time to time.

Including all furniture, furnishings, fixtures and personal property, if any, appurtenant to the Unit(s).

These premises are subject to:

- (a) Existing utility easements, rights and lines located on the premises, including the Central Maine Power Company, New England Telephone Company, and Kennebec Water District easements, rights and lines.
- (b) Applicable state and municipal statutes, regulations, ordinances, permits, approvals and laws, including, without limitation, the terms of the Site Location of Development Act Order and the approvals from the City of Waterville.
- (c) The covenant running with the land that future use of the premises shall be restricted to residential use only with no commercial use of any type. Residential condominiums shall be permitted and rental of residential units shall not be deemed commercial use.
- (d) The condition that there be no further subdivision without the necessary state and local (Planning Board) approvals, Unit Owners Association approvals, and Declarant approvals, except that Declarant, its successors and assigns, shall not need Unit Owner or Unit Owners Association approval for the construction of additional units pursuant to its Development Rights and Special

Received Kennebec SS.
09/02/2009 0:22AM
1 Pages 3 Attest:
RENEE L. BASTIN - HANDEMAN
REGISTER OF DEEDS

32-602-4

Declarant Rights set forth in the Declaration.

- (e) Those matters set forth in or referred to in the Declaration of Condominium of Ridgewood Heights Condominium, dated December 29, 1989, and recorded in the Kennebec County Registry of Deeds in Book 3676, Page 3, as amended from time to time (the "Declaration"), the Bylaws of the Ridgewood Heights Owners Association and in the Plats and Plans of the Condominium recorded in said Registry of Deeds at Plan Book E-90003 through E-90010, as amended from time to time, including without limitation the sixty (60) foot wide permanent greenbelt buffer strip along the stream as shown on the Condominium Plats.

Being the same premises conveyed by Warranty Deed from Lennard W. Warner, III to Lennard W. Warner, III and Karen D. Calcott dated December 6, 2005 and recorded in the Kennebec County Registry of Deeds in Book 8723, Page 42.

Lennard W. Warner, III and Karen D. Calcott, both being single, release all rights in the premises being conveyed.

WITNESS our hands and seals this 1ST day of SEPTEMBER 2009.



Lennard W. Warner, III

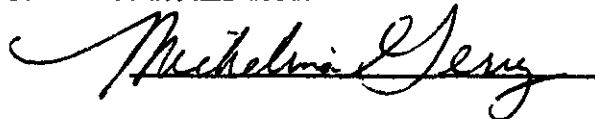


Karen D. Calcott

STATE OF MAINE
COUNTY OF WALDO Sept
August 1, 2009

Then personally appeared the above named Lennard W. Warner, III and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public

MICHELINA GERRY
Notary Public, Maine
My Commission Expires February 12, 2012



STATE OF MAINE
COUNTY OF KENNEBEC SEPTEMBER 1, 2009

Then personally appeared the above named Karen D. Calcott and acknowledged the foregoing instrument to be her free act and deed.

Before me,

William P. Dubord

Notary Public – Attorney at Law

WILLIAM P. DUBORD
Attorney at Law
Notary Public
My Commission expires 6/26/2015

